GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Housing Department – NTR Rural Housing Programme – Allowing the payments to the houses constructed with Joint walls on case to case basis under NTR Rural Housing and NTR Rural Housing (Gramin) schemes – Permission Accorded - Orders – Issued.

HOUSING (R&UH.A1) DEPARTMENT

G.O.Rt.No.94 **Dt:20-11-2017**

Read the following:-

1. G.O.Rt.No.103, Housing (R&UH.A1) Department, dt.22.08.2016.
2. G.O.Rt.No.114, Housing (R&UH.A1) Department, dt.20.10.2016.
3. G.O.Rt.No.36, Housing (R&UH.A1) Department, dt.10.05.2017.
4. Minutes of Review Meeting held by Hon'ble CM on 31.10.2017 communicated vide Govt letter No.299471/R&UH.A1/2017-1 Dt. 08.11.17
5. From the MD, APSHCL, Lr.No. 3222/APSHCL/E&P/NTR Housing/16, Dt:14.11.17.

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ORDER:-

In the G.O.s 1st to 3rd read above, Government have accorded permission to the Managing Director, A.P. State Housing Corporation Limited for sanctioning of 6,00,000 houses under NTR Rural Housing Programme for the years 2016-17, 2017-18 and 2018-19 dovetailing with MGNREGS with the unit cost of Rs.1,50,000/- per house. As per the operational guidelines of the NTR Rural Housing Programme, the Twin Houses shall not be allowed i.e., Two houses constructed with joint wall shall not be allowed.

2 During the Review meeting held by Hon'ble CM on 31.10.2017 on implementation of Housing Programme, the Managing Director, A.P. State Housing Corporation Limited has brought to the notice of the Hon'ble CM that the requests are being received from beneficiaries and Public Representatives, to allow the payments to the houses constructed with Joint walls. After detail discussion, the Hon'ble CM agreed the proposal of the MD, APSHCL to allow the payments to such houses on case to case basis under NTR Rural Housing and NTR Rural Housing (Gramin) after thorough verification by a team of Officers.

3. In the letter 4th read above, the Managing Director., A.P. State Housing Corporation Ltd., has requested the Government to consider the guidelines for allowing payments to the houses constructed with Joint walls and permit the District Collectors to allow payments for houses constructed with Joint walls on case to case basis under NTR Rural Housing and NTR Rural Housing (Gramin) schemes.

4. After careful examination of the proposal of the Managing Director., A.P. State Housing Corporation Ltd., Government hereby accord permission to the District Collectors, to allow the payments to the houses constructed with Joint walls on case to case basis under NTR Rural Housing and NTR Rural Housing (Gramin) schemes, after thorough verification of eligibility by team of Officers. The guidelines for allowing payments to such houses are appended as Annexure.

5. The Managing Director., A.P. State Housing Corporation Ltd., shall take necessary further action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

KANTILAL DANDE
EX-OFFICIO SECRETARY TO GOVERNMENT

To
The Managing Director, A.P. State Housing Corporation Ltd.,
All District Collectors:- through MD, APSHCL
Copy to:
The OSD to M(I & PR and Rural Housing)
The Additional Secretary to CM
SC/SF

// FORWARDED :: BY ORDER //

SECTION OFFICER

ANNEXURE

(G.O.Rt No. 94, Housing (R&UH) Department Dt. 20.11.2017)

Guidelines for allowing payments to the Houses constructed with Joint walls under NTR Rural Housing and NTR Rural Housing (Gramin) schemes

(i). The Assistant Engineer (Housing) shall submit list of Houses constructed with Joint walls in his jurisdiction at regular intervals to the Deputy Executive Engineer (Housing) and Executive Engineer (Housing) concerned.

(ii). The Deputy Executive Engineer (Housing) and Executive Engineer (Housing) shall jointly inspect such cases and recommend eligible cases to the Project Director (Housing) duly following the guidelines stated below:-

- Two houses shall have two separate entrances with direct access to road.
- If the entrances are not with direct access to road due to vasthu considerations, Both the entrances shall be one face.
- One house with entrance to one face and second house with entrance in another face shall not be considered.
- Twin houses with one entrance front side and another house entrance at back side shall not be considered.
- There shall not be any openings/openings temporarily closed in the Joint wall
- The thickness of Joint wall shall not be less than the alround main wall
- Two Houses shall be significantly visible with similar rooms.
- The plinth area of each unit shall not be less than 200 Sft / 275 sft respectively under NTR RH & NTR RH(G) and shall not be more than 750 Sft. In other words, the total plinth area of the twin house shall not be less than 400 Sft / 550 sft and shall not be more than 1500sft.
- Both the beneficiaries are separate Houseless Households, having different active BPL ration cards.
- The ground boundaries of both the houses are exactly as per the Possession certificate /D-Form patta issued by revenue authorities.

(iii). An affidavit shall be taken from the beneficiaries of the Twin house that, if they provide any openings in the Joint wall / combines two houses in to single unit at a later date would make the beneficiary for recovery of the amount spent on a single house for which first instalment is paid second.

(iv). The Project Director (Housing) shall random cross check the recommended eligible cases by the DEE & EE and circulate file to the District Collector for approval.

(v). The District Collector may also get it verified the proposals by other officers in case doubts / allegations.

(vi). District Collector shall issue proceedings with list of beneficiaries allowing payments for Joint walls.

(vii). Only after receipt of the District Collectors' proceedings, the AE shall record the second house and DEE to release the payments stage wise as per the procedure in vogue.

KANTILAL DANDE
Ex-OFFICIO SECRETARY TO GOVERNMENT